

# Shelby County Fiscal Impact Model

V. 3.1 11/27/06  
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## Project Summary

Budget year dollars

2006

PD08-331cc Forest Creek, 3rd Am 0

### Project profile

Units	Average Appraised Value per Unit	Total Appraised Value	Total Assessed Value	Average Pupils Per New Unit	Pupils
Residential (dwelling units)					
Residential - single family, detached	0	\$0	\$0	0.57	0.00
Residential - single family attached	0	\$0	\$0	0.43	0.00
Residential - condominium	432	\$25,940,736	\$0	0.21	90.72
Residential - multi-family apartment	0	\$0	\$10,376,294	0.21	0.00
Subtotal	432	\$25,940,736	\$10,376,294		90.72

### Commercial (square feet)

Commercial - office	0	\$0	\$0	\$0	
Commercial - retail	0	\$0	\$0	\$0	
Commercial - hotel/motel	0	\$0	\$0	\$0	
Commercial - other	156,773	\$65	\$10,190,245	\$4,076,098	
Subtotal	156,773	\$65	\$10,190,245	\$4,076,098	

Industrial (square feet)	0	\$0	\$0	\$0	
Project total			\$36,130,981	\$14,452,392	

### Project-related expenditures

General purpose	\$459,663
Transfers	
Transfer to the Med	\$20,931
Transfer to Shelby County Bd of Ed	\$66,500
Transfer to City of Memphis Bd of Ed	\$168,355
Debt service	
Schools	\$135,215
Roads	\$24,439
All other	\$33,613
Total expenditures	\$908,715

### Project-related revenue

Local taxes	\$641,838
Local revenue	\$25,045
State source	\$23,438
Elected officials	\$64,812
Investments, misc, other	\$1,439
Capital proffers (annualized)	\$0
Total revenue	\$756,571

### Revenue offsets

Current real property tax on parcel land value	\$163,811
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### Net project fiscal impact

(\$315,955)